

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama

2576

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Fifty-four Thousand, Four Hundred and No/100-----Dollars

to the undersigned grantor, J. Harris Development Corporation
a corporation, in hand paid by Leonard R. McFarland, Jr. and Nan B. McFarland
the receipt whereof is acknowledged, the said J. Harris Development Corporation

does by these presents, grant, bargain, sell, and convey unto the said

Leonard R. McFarland, Jr. and Nan B. McFarland
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 84, according to the survey of Dearing Downs, 1st Addition, as recorded in Map Book 6, Page 141,
in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County,
Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35 foot building set back line from Whirlaway Circle;
(3) Utility easements as shown on recorded map of said subdivision; (4) Restrictive covenants and
conditions recorded in Misc. Book 18, Page 598; (5) Easement to Alabama Power Company
recorded in Deed Book 55, Page 454.

\$ 48,950.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

19771008000107260 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said Leonard R. McFarland, Jr. and Nan B. McFarland
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to
this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said J. Harris Development Corporation does for itself, its successors
and assigns, covenant with said Leonard R. McFarland, Jr. and Nan B. McFarland, their
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said

Leonard R. McFarland, Jr. and Nan B. McFarland, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said J. Harris Development Corporation

signature by Jack D. Harris has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 29th day of September, 1977.

ATTEST:

J. HARRIS DEVELOPMENT CORPORATION

Secretary.

By Jack A. Harris
Jack D. Harris, Vice President

Home Federal Sav. & Loan

0:12:12

1977 OCT 10 12:00 PM

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

BOOK 308 PAGE 233

State of Alabama

JEFFERSON COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Jack D. Harris whose name as President of the J. Harris Development Corporation, a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 29th day of September, 1977.

James M. [Signature]

Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 OCT -8 AM 10:47
Thomas A. [Signature]
JUDGE OF PROBATE

See mtg. 370-236

Deed 5.50
Rec. 3.00
Index 1.00
9.50

19771008000107260 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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